

010.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

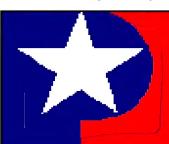
Total Card / Total Parcel

USE VALUE:

1,079,700 / 1,079,700

ASSESSED:

1,079,700 / 1,079,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		AVON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HILL ROBERT F JR	
Owner 2:	
Owner 3:	

Street 1: 19 WARBLER SPRINGS RD

Street 2:

Twn/City: LINCOLN

St/Prov: MA Cntry: Own Occ: N

Postal: 01773 Type:

PREVIOUS OWNER

Owner 1: MNAZAKANIAN LEVON/ ESTATE -

Owner 2: -

Street 1: C/O MARTHA E. HOWE, CONS.

Twn/City: LOWELL

St/Prov: MA Cntry:

Postal: 01852

NARRATIVE DESCRIPTION

This parcel contains 5,210 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1904, having primarily Asbestos Exterior and 4506 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5210		Sq. Ft.	Site		0	80.	1.11	1									461,039						461,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5210.000	618,700		461,000	1,079,700		8173
							GIS Ref
							GIS Ref
							Insp Date
							11/18/17

PREVIOUS ASSESSMENT								Parcel ID	010.0-0002-0004.0		!927!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	104	FV	619,000	0	5,210.	461,000	1,080,000	1,080,000	Year End Roll	12/18/2019	Date	
2019	104	FV	482,400	0	5,210.	489,900	972,300	972,300	Year End Roll	1/3/2019	Time	
2018	104	FV	482,400	0	5,210.	357,300	839,700	839,700	Year End Roll	12/20/2017	Prior Id # 1:	
2017	104	FV	449,600	0	5,210.	311,200	760,800	760,800	Year End Roll	1/3/2017	Prior Id # 2:	
2016	104	FV	449,600	0	5,210.	265,100	714,700	714,700	Year End	1/4/2016	Prior Id # 3:	
2015	104	FV	395,700	0	5,210.	259,300	655,000	655,000	Year End Roll	12/11/2014	Date	
2014	104	FV	395,700	0	5,210.	213,200	608,900	608,900	Year End Roll	12/16/2013	Time	
2013	104	FV	413,600	0	5,210.	202,900	616,500	616,500		12/13/2012	Prior Id # 1:	

SALES INFORMATION												TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes								
MNAZAKANIAN LEV	75185-466		7/22/2020	Estate/Div		1,100,000	No	No										
	12402-369		3/27/1973			45,250	No	No	N									

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/7/2007	88	Manual	2,000					install 2 skylight	9/9/2020	SQ Mailed	JO	Jenny O					
									4/11/2019	Mail Update	JO	Jenny O					
									11/18/2017	MEAS&NOTICE	KB	Kevin B					
									4/14/2009	Meas/Inspect	372	PATRIOT					
									3/23/2000	Inspected	276	PATRIOT					
									9/28/1999	Mailer Sent							
									9/28/1999	Measured	243	PATRIOT					
									8/24/1993		KT						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden	1	Rating: Fair																			
Sty Ht: 2T - 2 & 3/4 Sty	1	Rating: Poor																			
(Liv) Units: 2	Total: 2																				
Foundation: 3 - BrickorStone																					
Frame: 1 - Wood																					
Prime Wall: 5 - Asbestos																					
Sec Wall: %																					
Roof Struct: 3 - Gambrel																					
Roof Cover: 1 - Asphalt Shgl																					
Color: ORANGE																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID													
Grade: C+ - Average (+)				Kits: 1	Rating: Fair			1st Res Grid	Desc: Line 1	# Units: 2											
Year Blt: 1904	Eff Yr Blt:			A Kits: 1	Rating: Poor			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:			Fpl:	Rating:			Other													
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
INTERIOR INFORMATION				CONDOS INFORMATION				Lower													
Avg Ht/FL: STD				Location:				Totals	RMS: 12	BRs: 6	Baths: 1	HB									
Prim Int Wall: 2 - Plaster				Total Units:																	
Sec Int Wall: %				Floor:																	
Partition: T - Typical				% Own:																	
Prim Floors: 3 - Hardwood				Name:																	
Sec Floors: %																					
Bsmnt Flr: 12 - Concrete																					
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 2																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 010.0-0002-0004.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:												Total:							